

<b>Item (1)</b>	<b>16/00924/OUTMAJ</b>
<b>Title of Report:</b>	<b>Land at 115 London Road, Newbury. Ressance Land Limited. Demolition of existing buildings, erection of 35 flats and 1700m2 of office space. Associated parking and access.</b>
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	27 <sup>th</sup> July 2016.

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/00924/OUTMAJ>

<b>Purpose of Report:</b>	<b>For the District Planning Committee to determine the application in question.</b>
<b>Recommended Action:</b>	<b>The Western Area Planning Committee, at the meeting on 29<sup>th</sup> June 2016, recommended that the application be approved subject to the first completion of the required s106 planning obligation.</b>
<b>Reason for decision to be taken:</b>	The application, if approved, would comprise a departure from current Development Plan Policy in the Core Strategy 2006 to 2026. Policy CS9 refers.
<b>Key background documentation:</b>	Western Area Planning Committee on 29 <sup>th</sup> June 2016 Agenda Report and minutes, plus update sheet. Application file 16/00924/outmaj.

<b>Key aims.</b>
<p>Focus development on the existing urban areas  Promote vibrant town centres and local economic growth.  Achieve sustainability in Council planning decisions.  Provide new housing on brown field sites.  Provide additional employment space in the town.</p> <p>The proposals contained in this report have to be considered in order to help to achieve the above Council Strategy as set out in the 2013 to 2018 document.</p>

<b>Contact Officer Details</b>	
<b>Name:</b>	Michael Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel. No.:</b>	01635519111
<b>E-mail Address:</b>	Michael.butler@westberks.gov.uk

## Implications

<b>Policy:</b>	Core Strategy Policies – ADPP1, CS5, CS6, CS9, CS16, CS19.
<b>Financial:</b>	If approved the Council will receive CIL payments via the scheme of circa £175,000, plus new homes bonus and additional rates / Council tax per annum - estimated to be in total circa £500,000.
<b>Personnel:</b>	N/A
<b>Legal/Procurement:</b>	N/A
<b>Property:</b>	N/A
<b>Risk Management:</b>	N/A
<b>Equalities Impact Assessment:</b>	N/A

## EXECUTIVE SUMMARY

### 1 INTRODUCTION

- 1.1 The Western Area Planning Committee on 29<sup>th</sup> June 2016 considered an agenda report for the application as noted. This comprised the demolition of the existing office block on the site and the erection of 1700m<sup>2</sup> of office space, plus 35 flats, 10 of which will be affordable. In addition 84 parking spaces are to be provided on the site. Access will be via Kelvin Road to the east. The application is in outline form with just access to be considered at this stage by the Council.
- 1.2 Policy CS9 in the Core Strategy 2006 to 2026 is an employment protection designation on the land in question. This means that essentially non-employment generating developments, such as housing, will not be permitted, unless exceptional circumstances pertain. Clearly in this application, housing is being promoted by the Developer. Accordingly the application, if approved, would be contrary to policy CS9 and so comprise a departure from the Development Plan. The application has been advertised as such, in addition.
- 1.3 In this particular case, officers and indeed the Western Area Planning Committee are recommending to the District Planning Committee, that the application be approved. This is because within the application, not only is housing a component, but also office development, with an increase over and above the existing floorspace of 700m<sup>2</sup>. If one assumes a density of 1 employee per 20m<sup>2</sup>, this equates to potentially 35 more employees on the site, in addition to the 50 possible within the existing 1000m<sup>2</sup>. The developer also makes the case that the new office build will be built to a far higher specification than that as existing, and will regenerate a tired sector of town which is a visual gateway to the town. It will also provide 10 affordable housing units via the proposed s106 obligation. If this application is approved, the subsequent reserved matters application will determine the scale, layout and appearance of the building in question.

## 2 CONCLUSION

- 2.1 Bullet point 1 of paragraph 17 in the NPPF [Core planning principles], notes that inter alia, planning should be genuinely plan led, and should be kept up to date. In addition, paragraph 22 of the same document notes that “planning policies should avoid the long term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for that purpose”. Clearly, these two points appear to conflict. In this instance, both officers and the Western Area Committee consider that the present application should be approved, given the benefits arising, identified above. That is, the harm to policy CS9 will be minimal, and it will not be undermined in regard to subsequent applications for housing on policy CS9 sites in the District. In addition, it is a long held tenet of planning advice, and indeed legislation, that every application must be treated on its own individual planning merits.

## 3 RECOMMENDATION

- 3.1 That the District Planning Committee **GRANT** planning permission to planning application 16/00924/OUTMAJ, subject to the first completion of the required s106 obligation to deliver the 10 affordable units on the site, with the conditions as noted on the agenda reports and update sheet.

## APPENDICES

- 1 WAP Committee Report of 29<sup>th</sup> June 2016
- 2 Update report to WAP on 29<sup>th</sup> June 2016
- 3 Minutes of meeting held on 29<sup>TH</sup> June 2016.

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